

Table S-1
Summary of Significant Environmental Impacts and Mitigation

<u>POTENTIAL IMPACT</u>	<u>MITIGATION MEASURES</u>	<u>SIGNIFICANCE OF IMPACT AFTER MITIGATION</u>
PROJECT-LEVEL IMPACTS		
SIGNIFICANT AND UNAVOIDABLE IMPACTS		
Air Quality (Section 5.1)		
Impact AQ-1: The proposed project was found to have a significant and unavoidable air quality impact (fugitive dust) as the result of clearing, grading, and earth moving operations.	<p><i>Short-Term (Construction) Impacts</i></p> <p>AQ-1 During clearing, grading, earth-moving, or excavation operations, excessive fugitive dust emissions shall be controlled by regular watering or other dust preventive measures using the following procedures:</p> <ul style="list-style-type: none"> • On-site vehicle speed shall be limited to 15 miles per hour; • All on-site construction roads with vehicle traffic shall be watered periodically; • Streets adjacent to the Ponto Area shall be swept as needed to remove silt that may have accumulated from construction activities so as to prevent excessive amounts of dust; • All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day; • All clearing, grading, earth-moving, or excavation activities shall cease during periods of high winds (i.e., greater than 35 miles per hour averaged over one hour) so as to prevent excessive amounts of dust; • All material transported on-site or off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust; • The area disturbed by clearing, grading, earth-moving, or excavation operations shall be minimized so as to prevent excessive amounts of dust; and, 	Significant and Not Mitigated.

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<u>POTENTIAL IMPACT</u>	<u>MITIGATION MEASURES</u>	<u>SIGNIFICANCE OF IMPACT AFTER MITIGATION</u>
	<ul style="list-style-type: none"> These control techniques shall be indicated on project grading plans. Compliance with this measure shall be subject to periodic site inspections by the City of Carlsbad. 	
Impact AQ-2: The proposed project was found to have a significant and unavoidable air quality impact (fugitive dust) as the result of trucks hauling material on and off-site.	AQ-2 All trucks hauling excavated or graded material on-site shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4), as amended, regarding the prevention of such material spilling onto public streets.	Significant and Not Mitigated.
Impact AQ-3: The proposed project was found to have a significant and unavoidable air quality impact (fugitive dust) as the result of construction equipment on-site.	AQ-3 During construction activities, excessive construction equipment and vehicle exhaust emissions shall be controlled by implementing the following procedures: <ul style="list-style-type: none"> Properly and routinely maintain all construction equipment, as recommended by manufacturer manuals, to control exhaust emissions. Shut down equipment when not in use for extended periods of time to reduce emissions associated with idling engines. Encourage ride sharing and use of transit transportation for construction employee commuting to the Project sites. Use electric equipment for construction whenever possible in lieu of fossil fuel-fired equipment. Curtail construction during periods of high ambient pollutant concentrations; this may include ceasing construction activity during the peak-hour of vehicular traffic on adjacent roadways. 	Significant and Not Mitigated.

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<u>POTENTIAL IMPACT</u>	<u>MITIGATION MEASURES</u>	<u>SIGNIFICANCE OF IMPACT AFTER MITIGATION</u>
<p>Impact AQ-6: The proposed project was found to have a significant and unavoidable air quality impact as the result of operational emissions that would exceed the SDAPCD thresholds in regards to ROGs and PM₁₀.</p>	<p>Long-Term (Operational) Impacts</p> <p>AQ-6 Prior to approval of site development plans for future development within the Ponto Area, the City shall ensure that all of the operational mitigation measures identified below are identified and included as part of the project development plans, as applicable. These measures shall be implemented by the project applicant of each individual project when development plans are proposed, and shall be verified by the City of Carlsbad Planning Department.</p> <ul style="list-style-type: none"> • The City shall recommend that the proposed surrounding commercial facilities which incorporate gas stations utilize pumps dispensing oxygenated gasoline (especially during winter months, typically taken as November through February inclusive) in an effort to reduce overall CO emissions within the air basin due to traffic traveling to and from the project site. In addition, the City shall recommend that workers at surrounding commercial facilities participate in ride-share programs and seek alternate forms of transportation to the site. • Future on-site commercial land uses shall implement design measures that promote the use of alternative modes of transportation, such as: <ul style="list-style-type: none"> - Mixed- use development (combine residential, retail, employment, and commercial). - Sidewalks; safe street and parking lot crossings; showers and locker rooms; sheltered transit stops; theft-proof well-lighted bicycle storage facilities with convenient access to building entrance; carpools and vanpools. - On-site services to reduce need for off-site travel such as: childcare; telecommute center; retail stores; postal machines; and automatic teller machines. 	<p>Significant and Not Mitigated.</p>

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<u>POTENTIAL IMPACT</u>	<u>MITIGATION MEASURES</u>	<u>SIGNIFICANCE OF IMPACT AFTER MITIGATION</u>
	<ul style="list-style-type: none"> - Commercial and retail businesses shall schedule operations during off-peak travel times; adjust business hours; and allow alternative work schedules, telecommuting. - Provide preferential parking for carpool/vanpool vehicles. - Construct transit facilities such as bus turnouts/bus bulbs, benches, shelters, etc. - Provide direct, safe, attractive pedestrian access from project to transit stops and adjacent development. • Increase wall and attic insulation beyond Title 24 requirements. • Plant shade trees in surface parking lots to reduce evaporative emissions from parked vehicles. • Use lighting controls and energy-efficient interior lighting, and built-in energy efficient appliances. • Use double-paned windows. • Use energy-efficient low sodium parking lot and streetlights. 	

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<u>POTENTIAL IMPACT</u>	<u>MITIGATION MEASURES</u>	<u>SIGNIFICANCE OF IMPACT AFTER MITIGATION</u>
Noise (Section 5.5)		
<p>Impact N-1: The proposed project could result in significant and unavoidable short-term noise impacts as the result of construction activities.</p>	<p>Short-Term (Construction) Impacts</p> <p>N-1 For all projects within 1,000 feet within residential neighborhoods, prior to Grading Permit issuance, future developments shall demonstrate to the City of Carlsbad that the project complies with the following:</p> <ol style="list-style-type: none"> 1. All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers; 2. Construction noise reduction methods such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible; 3. During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers; 4. During construction, stockpiling and vehicle staging areas shall be located as far as practical from noise sensitive receptors; 5. Operate earthmoving equipment on the construction site, as far away from vibration sensitive sites as possible; and, 6. Construction hours, allowable workdays and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the receives a complaint, appropriate corrective actions shall be implemented and a report the action taken to the reporting party. 	<p>Significant and Not Mitigated.</p>

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<u>POTENTIAL IMPACT</u>	<u>MITIGATION MEASURES</u>	<u>SIGNIFICANCE OF IMPACT AFTER MITIGATION</u>
Impact N-2: The proposed project could result in significant and unavoidable short-term noise impacts as the result of construction activities.	N-2 As provided within the City of Carlsbad <i>Municipal Code</i> , Section 8.48.010, Construction activities shall occur Monday through Friday between the hours of 7:00 A.M. to sunset and on Saturdays from 8:00 A.M. to sunset, excluding Sundays and legal holidays.	Less than Significant Impact.
IMPACTS MITIGATED TO LESS THAN SIGNIFICANT		
Air Quality (Section 5.1)		
Impact AQ-4: The proposed project was found to have a significant air quality impact (asbestos) as the result of demolition activities.	Short-Term (Construction) Impacts AQ-4 The construction contractor shall adhere to SDAPCD District Rule 361.150 (Standards for Waste Disposal for Manufacturing, Fabricating, Demolition, Renovation, and Spraying Operations) to regulate asbestos emissions as a result of demolition activities.	Less than Significant Impact.
Impact AQ-5: The proposed project was found to have a significant air quality impact as the result of architectural improvements (volatile organic compounds).	AQ-5 The construction contractor shall adhere to SDAPCD District Rule 67.0 (Architectural Coatings) to limit volatile organic compounds from architectural coatings. This rule specifies architectural coatings storage, clean up and labeling requirements.	Less Than Significant Impact.
Biological Resources (Section 5.2)		
Impacts B-1a to B-1e: The proposed project was found to have a significant impact on sensitive biological resources including southern willow scrub, southern coastal bluff scrub, Diegan coastal sage scrub, eucalyptus woodland, and disturbed habitat.	Sensitive Vegetation Communities Mitigation measures and ratios used below are based on the City's HMP. The proposed mitigation measures are based on the impacts of the project; refer to Tables 5.2-7 to 5.2-9. Given the nature of the study area (including approximately 1,600 linear feet of Carlsbad Boulevard and beach as well as a portion of South Carlsbad State Beach) mitigation would likely occur off-site within the preserve system of the City's HMP, rather than within the study area. Individual property owners would be responsible for mitigating impacts to biological resources specific to their development proposals.	Less Than Significant Impact.

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<u>POTENTIAL IMPACT</u>	<u>MITIGATION MEASURES</u>	<u>SIGNIFICANCE OF IMPACT AFTER MITIGATION</u>
	<p>B-1a Impacts to 0.04 acre of southern willow scrub shall be mitigated at a 3:1 ratio through on- or off-site creation and enhancement of 0.12 acre of southern willow scrub. A Restoration Plan for habitat creation and enhancement shall be submitted to the USFWS, CDFG, and City for approval prior to issuance of any grading or construction permits and prior to approval of final map.</p> <p>B -1b Impacts to 0.1 acre of southern coastal bluff scrub (including disturbed) shall be mitigated at a 3:1 ratio through off-site acquisition of 0.3 acre of southern coastal bluff scrub or other Group B habitat, as defined in the City's HMP, within the City's proposed preserve system.</p> <p>B-1c Impacts to 1.2 acres of unoccupied Diegan coastal sage scrub (including disturbed) shall be mitigated at a 2:1 ratio through the off-site acquisition of 2.4 acres within the City's proposed preserve system.</p> <p>B-1d Impacts to 0.3 acre of eucalyptus woodland shall be mitigated with payment of a fee into the City's Habitat In Lieu Mitigation Fee fund, consistent with the City's fee schedule at the time of permit issuance.</p> <p>B-1e Impacts to 21.1 acres of disturbed habitat shall be mitigated with payment of a fee into the City's Habitat In Lieu Mitigation Fee fund, consistent with the City's fee schedule at the time of permit issuance.</p>	
<p>Impacts B-2a and 2b: The proposed project was found to have a significant impact on Corps jurisdictional wetlands, non-wetland Waters of the U.S, CDFG jurisdictional wetlands, and CDFG jurisdictional streambed.</p>	<p><i>Jurisdictional Areas</i></p> <p>B-2a Impacts to 0.04 acre of Corps jurisdictional wetlands and 0.11 acre of non-wetland Waters of the U.S. shall be mitigated by the creation and/or enhancement of 0.23 acre of jurisdictional areas on- or off-site at 3:1 and 1:1 ratio, respectively, as determined by the resource agencies.</p> <p>B-2b Impacts to 0.04 acre of CDFG jurisdictional wetlands and 0.17 acre of CDFG jurisdictional streambed shall be mitigated by the creation and/or enhancement of 0.29 acre of jurisdictional areas on- or off-site at 3:1 and 1:1 ratio, respectively, as determined by the resource agencies.</p>	<p>Less Than Significant Impact.</p>

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<u>POTENTIAL IMPACT</u>	<u>MITIGATION MEASURES</u>	<u>SIGNIFICANCE OF IMPACT AFTER MITIGATION</u>
<p>Impact B-3: The proposed project was found to have a significant impact on sensitive biological resources from construction noise.</p>	<p><i>Construction Noise</i></p> <p>B-3 No grubbing, grading, or clearing within 500 feet of occupied Diegan coastal sage scrub during the coastal California gnatcatcher breeding season (March 1 through August 15), California least tern breeding season (April through August) or raptor habitat during the raptor breeding season (December through July) shall occur. As such, all grading permits, improvement plans, and the final map shall state the same. If grubbing, grading, or clearing would occur during the gnatcatcher, least tern, and/or raptor breeding season, a pre-construction survey shall be conducted to determine if these species occur within the areas impacted by noise (either within 500 feet or where noise is greater than 60 dB L_{eq}). If there are no gnatcatchers, least tern, or raptors nesting (includes nest building or other breeding/nesting behavior) within this designated area, development shall be allowed to proceed. However, if any of these birds are observed nesting or displaying breeding/nesting behavior within the area, construction shall (1) be postponed until all nesting (or breeding/nesting behavior) has ceased or until after August 15; or (2) a temporary noise barrier or berm shall be constructed at the edge of the development footprint to ensure that noise levels are reduced to below 60 dB L_{eq}. Alternatively, the use of construction equipment could be scheduled to keep noise levels below 60 dB L_{eq} in lieu of or in concert with a wall or other noise barrier.</p> <p>In order to ensure compliance with the MBTA, clearing of all vegetation shall occur outside of the breeding season of most avian species (February 15 through September 15). Grubbing, grading, or clearing during the breeding season of MBTA-covered species could occur if it is determined via a pre-construction survey that no nesting birds (or birds displaying breeding or nesting behavior) are present immediately prior to grubbing, grading, or clearing and would require approval of the City, USFWS, and CDFG that no breeding or nesting avian species are present in the vicinity of the grubbing, grading, or clearing.</p>	<p>Less Than Significant Impact.</p>

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<u>POTENTIAL IMPACT</u>	<u>MITIGATION MEASURES</u>	<u>SIGNIFICANCE OF IMPACT AFTER MITIGATION</u>
Impact B-4: The proposed project was found to have a significant impact regarding harm from domesticated animals on wildlife.	<p><i>Domesticated Pets</i></p> <p>B-4 Exotic animal control shall focus on both nuisance species and domestic pets. The Homeowner's Association (HOA) shall be conditioned to include measures in the Covenants, Codes and Restrictions (CC&R's) to promote resident education regarding the potential impacts of pets on wildlife through signage and newsletters. Persistent problems related to uncontrolled pets shall be reported to the San Diego County Animal Control.</p>	Less Than Significant Impact.
Impact B-5: The proposed project was found to have a significant impact on sensitive biological resources from night lighting.	<p><i>Night Lighting</i></p> <p>B-5 Lighting within the proposed project development adjacent to preserved habitat shall be of the lowest illumination allowed for human safety, selectively placed, shielded, and directed away from preserved habitat.</p>	Less Than Significant Impact.
Impact B-6: The proposed project was found to have a significant impact on sensitive biological resources from errant construction.	<p><i>Errant Construction</i></p> <p>B-6 During the construction period, limits of grading and clearing shall be clearly delineated with temporary fencing such as orange construction fencing to ensure that construction activity remains within the defined limits of disturbance according to the grading plan. A qualified biologist shall inspect the fencing and shall monitor construction activities occurring adjacent to the construction limits to avoid unauthorized impacts. Unauthorized impacts shall be reported to the USFWS, CDFG, and City within 24 hours of occurrence.</p>	Less Than Significant Impact.

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<u>POTENTIAL IMPACT</u>	<u>MITIGATION MEASURES</u>	<u>SIGNIFICANCE OF IMPACT AFTER MITIGATION</u>
Cultural and Paleontological Resources (Section 5.3)		
<p>Impact CR-1: The proposed project was found to have a significant impact on cultural resources as the result of future site improvement activities.</p>	<p>Development of the Ponto site could potentially result in significant impacts to undiscovered archaeological resources during the grading and construction phases. To reduce impacts to less than significant, the following mitigation measure is proposed:</p> <p><i>Data Recovery Program</i></p> <p>CR-1 Prior to issuance of any Grading Permits or approval of improvement plans, the applicant shall:</p> <p>A. Implement a Data Recovery Program, in compliance with the City of Carlsbad's Cultural Resource Guidelines Criteria and Methodology, to mitigate potential impacts to undiscovered buried archaeological resources on properties located within the Ponto Area to the satisfaction of the Planning Director. This program shall include, but shall not be limited to, the following actions:</p> <ol style="list-style-type: none"> 1. Provide evidence to the Planning Department that a qualified archaeologist and/or archaeological monitor has been contracted to implement a grading, trenching, brushing monitoring and data recovery program to the satisfaction of the Planning Director. A copy of the contract as well as a letter from the applicant and the archaeologist and/or archaeological monitor shall be submitted to the director of Planning Director. The contract shall include the following guidelines: <ol style="list-style-type: none"> a. The consulting archaeologist shall contract with a Native American monitor to be involved with the grading monitoring program. b. The consulting archaeologist/historian and Native American monitor shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program. 	<p>Less than Significant Impact.</p>

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<u>POTENTIAL IMPACT</u>	<u>MITIGATION MEASURES</u>	<u>SIGNIFICANCE OF IMPACT AFTER MITIGATION</u>
	<ul style="list-style-type: none"> c. The consulting archaeologist shall monitor all areas identified for development. d. An adequate number of monitors (archaeological/historical/ Native American) shall be present to ensure that all earth moving activities area are observed and shall be on-site during all grading activities. e. During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American monitor shall be on-site full-time to perform full-time monitoring as determined by the Principle Investigator of the excavations. The frequency of inspections will depend on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. f. Isolates and clearly non-significant deposits will be minimally documented in the field and the monitored grading can proceed. g. In the event that previously unidentified potentially significant cultural resources are discovered, the archaeological monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The archaeologist shall contact the City at the time of discovery. The archaeologist, in consultation with the City, shall determine the significance of the discovered resources. The City must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the City, then carried out using professional archaeological methods. 	

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<u>POTENTIAL IMPACT</u>	<u>MITIGATION MEASURES</u>	<u>SIGNIFICANCE OF IMPACT AFTER MITIGATION</u>
	<ul style="list-style-type: none"> h. If any human bones are discovered, the Principle Investigator shall contact the City Coroner. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains. i. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The archaeological monitor(s)/Principal Investigator shall determine the amount of material to be recovered for an adequate sample for analysis. j. In the event that previously unidentified cultural resources are discovered, all cultural material collected during the grading monitoring program and all previous archaeological studies shall be processed and curated according to current professional repository standards. The collections and associated records shall be transferred, including release of title, to a permanently curated at a qualified repository as defined by the "State of California Guidelines for the Curation of Archaeological Collections." The affected landowner shall agree to pay such fees as required for curation that are in effect for the selected repository at the time of curation. Evidence must be provided to the satisfaction of the Planning Director and that all fees have been paid. All curation activities shall be completed within six months of project completion. k. In the event that previously unidentified cultural resources are discovered, a report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of 	

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<u>POTENTIAL IMPACT</u>	<u>MITIGATION MEASURES</u>	<u>SIGNIFICANCE OF IMPACT AFTER MITIGATION</u>
	<p>the director Planning Director prior to the issuance of any building permits.</p> <ol style="list-style-type: none"> In the event that no cultural resources are discovered, a brief letter to that effect shall be sent to the Planning Director by the consulting archaeologist that the grading monitoring activities have been completed. 	
<p>Impact CR-2: The proposed project was found to have a significant impact on cultural resources as the result of future site improvement activities.</p>	<p><i>Short Term</i></p> <p>CR-2: Prior to issuance of grading permits and approval of improvement plans pursuant to approval of any map, the applicant shall retain a qualified paleontologist to monitor the site during grading. The applicant shall provide evidence to the satisfaction of the Planning Director of contracting with a paleontologist through a letter prepared by the paleontologist that states he/she has been retained by the applicant. The paleontologist shall attend all pre-grading meetings to consult with grading contractors.</p> <p>A paleontological monitor shall be present on-site during all grading operations to evaluate the presence of fossils. The paleontologist shall have the authority to direct, divert, or halt any grading activity until such time that the sensitivity of the resource can be determined and the appropriate mitigation implemented.</p> <p>Prior to approval of the Final Map, the applicant shall furnish documentary evidence to the satisfaction of the Planning Director that prepared fossils, along with copies of field notes, photos, and maps have been deposited in a scientific institution, such as the San Diego Natural History Museum.</p>	<p>Less than Significant Impact.</p>

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<u>POTENTIAL IMPACT</u>	<u>MITIGATION MEASURES</u>	<u>SIGNIFICANCE OF IMPACT AFTER MITIGATION</u>
Hazards and Hazardous Materials (Section 5.4)		
Impact HM-1: The proposed project was found to have a significant impact as the result of hazards or hazardous materials on-site.	<p><i>Structures</i></p> <p>HM-1 Prior to the commencement of demolition or renovation activities, the interior of individual on-site structures within the Ponto Area shall be visually inspected. Should hazardous materials be encountered with any on-site structure, the materials shall be tested and properly disposed of off-site in accordance with State and Federal regulatory requirements. Any stained soils or surfaces underneath the removed materials shall be sampled. Results of the sampling would indicate the appropriate level of remediation efforts that may be required.</p>	Less Than Significant Impact.
Impact HM-2: The proposed project was found to have a significant impact as the result of hazards or hazardous materials on-site (asbestos-containing materials).	<p><i>Asbestos Containing Materials</i></p> <p>HM-2 Prior to the commencement of any remedial or demolition work, building owners shall contract with a certified professional to conduct an asbestos survey, consistent with National Emission Standards for Hazardous Air Pollutants (NESHAP) standards to determine the presence of ACMs. Demolition of or within existing buildings on individual parcels on-site must comply with State law, which requires a certified contractor where there is asbestos-related work involving 100 square feet of more of ACMs to ensure that certain procedures regarding the removal of asbestos are followed.</p>	Less Than Significant Impact.

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<u>POTENTIAL IMPACT</u>	<u>MITIGATION MEASURES</u>	<u>SIGNIFICANCE OF IMPACT AFTER MITIGATION</u>
Impact HM-3: The proposed project was found to have a significant impact as the result of hazards or hazardous materials on-site (lead-based paints).	<p><i>Lead Based Paints</i></p> <p>HM-3 If, during demolition of any on-site structures on individual parcels, paint is separated from the building material (e.g., chemically or physically), the paint waste shall be evaluated independently from the building material to determine its proper management. According to the Department of Substances Control, if paint is not removed from the building material during demolition (and is not chipping or peeling), the material could be disposed of as construction debris (a non-hazardous waste). It is recommended that the landfill operator be contacted in advance to determine any specific requirements for the disposal of lead-based paint materials.</p>	Less Than Significant Impact.
Impact HM-4: The proposed project was found to have a significant impact as the result of hazards or hazardous materials on-site (miscellaneous debris).	<p><i>Other Hazardous Materials</i></p> <p><i>Miscellaneous Debris</i></p> <p>HM-4 Prior to issuance of a grading permit, all miscellaneous debris (i.e., wood, concrete, 55-gallon drums, miscellaneous household debris, automobiles, scrap metal, construction equipment, paint cans, batteries, and plastic and metal piping, etc.) shall be removed off-site and properly disposed of at an approved landfill facility. Once removed, a visual inspection of the areas beneath the removed materials shall be performed. Any stained soils observed underneath the removed materials shall be sampled. Results of the sampling (if necessary) would indicate the level of remediation efforts that shall be required.</p> <p>All light industrial equipment associated with hazardous materials storage, mixing, and/or use (i.e., fume-hoods, vents, piping, etc.) shall be properly disposed of in accordance with State and Federal regulations at an approved off-site landfill facility.</p>	Less Than Significant Impact.

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<u>POTENTIAL IMPACT</u>	<u>MITIGATION MEASURES</u>	<u>SIGNIFICANCE OF IMPACT AFTER MITIGATION</u>
Impact HM-5: The proposed project was found to have a significant impact as the result of hazards or hazardous materials on-site (septic tanks).	<p><i>Septic Tanks</i></p> <p>HM-5 Prior to the issuance of a grading permit, the specific location of on-site septic tanks shall be determined. Once located, septic tanks shall be removed and properly disposed of at an approved off-site landfill facility. Once the tanks are removed, a visual inspection of the areas beneath and around the removed tanks shall be performed. Any stained soils observed underneath the septic tanks shall be sampled. Results of the sampling (if necessary) would indicate the level or remediation efforts that shall be required.</p>	Less Than Significant Impact.
Impact HM-6: The proposed project was found to have a significant impact as the result of hazards or hazardous materials on-site (documented USTs).	<p><i>Documented USTs</i></p> <p>HM-6 Prior to the issuance of a grading permit, the presence/absence of documented USTs located at the assigned address 7204 Ponto Drive shall be confirmed by a qualified Phase II/III hazardous materials consultant. Should a UST(s) be present, the UST shall be removed and properly disposed of at an approved off-site landfill facility. Once removed, a visual inspection of the areas beneath and around the removed UST(s) shall be performed. Any stained soils observed shall be segregated and sampled. As a result of sampling (if necessary), the identified level of remediation shall be required.</p>	Less Than Significant Impact.
Impact HM-7: The proposed project was found to have a significant impact as the result of hazards or hazardous materials on-site (unidentified pipes).	<p><i>Unidentified Pipes</i></p> <p>HM-7 Prior to issuance of a grading permit, the terminus of all existing, unidentified metal pipes within an individual property shall be defined (as applicable). Should a UST be present in association with such pipes, the UST shall be removed and properly disposed of off-site at an approved landfill facility. Once the UST is removed, a visual inspection of the areas beneath and around the removed UST shall be performed. Any stained soils observed underneath the UST shall be sampled. As a result of sampling (if necessary), the identified level of remediation shall be required.</p>	Less Than Significant Impact.

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<u>POTENTIAL IMPACT</u>	<u>MITIGATION MEASURES</u>	<u>SIGNIFICANCE OF IMPACT AFTER MITIGATION</u>
Impact HM-8: The proposed project was found to have a significant impact as the result of hazards or hazardous materials on-site (pole-mounted transformers).	<p><i>Pole-mounted Transformers</i></p> <p>HM-8 Transformers and/or hydraulic lifts to be relocated during site construction/demolition shall be conducted under the purview of the local utility purveyor to identify property-handling procedures regarding potential PCBs.</p>	Less Than Significant Impact.
Impact HM-9: The proposed project was found to have a significant impact as the result of hazards or hazardous materials on-site (stained concrete/asphalt).	<p><i>Stained Concrete/Asphalt</i></p> <p>HM-9 Prior to issuance of a grading permit, any stained concrete/asphalt shall be removed and disposed of off-site at an appropriate permitted facility. Once removed, exposed soils shall be visually observed to confirm the presence/absence of staining (an indication of contamination migration into the subsurface). If observed, stained soils shall be segregated and tested to identify appropriate remedial activities if necessary which shall then be implemented.</p>	Less Than Significant Impact.
Impact HM-10: The proposed project was found to have a significant impact as the result of hazards or hazardous materials on-site (above ground storage tanks).	<p><i>Above Ground Storage Tanks</i></p> <p>HM-10 Prior to issuance of a grading permit, on-site ASTs shall be removed and properly disposed of off-site at an approved landfill facility. Once the ASTs are removed, a visual inspection of the areas beneath and around the removed ASTs shall be performed. Stained soils observed underneath the ASTs shall be sampled. Results of the sampling (if necessary) would indicate the level of remediation efforts that shall be required.</p>	Less Than Significant Impact.

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<u>POTENTIAL IMPACT</u>	<u>MITIGATION MEASURES</u>	<u>SIGNIFICANCE OF IMPACT AFTER MITIGATION</u>
Impact HM-11: The proposed project was found to have a significant impact as the result of hazards or hazardous materials on-site (Unidentified Soil/Gravel Piles).	<p><i>Unidentified Soil/Gravel Piles</i></p> <p>HM-11 Prior to issuance of a grading permit, on-site soil/gravel piles shall be removed from each individual property and properly disposed of. Due to the unknown origin of the soil/gravel piles, the piles shall be sampled and tested for hazardous materials. Once removed, a visual inspection of the areas beneath the removed materials shall be performed. Any stained soils observed underneath the removed materials shall be sampled. Results of the sampling (if necessary) would indicate the level of remediation efforts that shall be required.</p>	Less Than Significant Impact.
Impact HM-12: The proposed project was found to have a significant impact as the result of hazards or hazardous materials on-site (High Pressure Gas Line).	<p><i>High Pressure Gas Line</i></p> <p>HM-12 Prior to any excavation within the Ponto Area, the exact location of the high-pressure gas line shall be defined prior to the commencement of construction. Any activities occurring within the gas line easement shall be conducted pursuant to applicable guidelines and regulations.</p>	Less Than Significant Impact.
Impact HM-13: The proposed project was found to have a significant impact as the result of hazards or hazardous materials on-site (storage units).	<p><i>Storage Units</i></p> <p>HM-13 Prior to demolition, the interior of the on-site storage units shall be visually inspected prior to removal. The storage units shall be removed and properly disposed of off-site at an approved landfill facility. Once removed, a visual inspection of the areas beneath the removed materials shall be performed. Any stained soils observed underneath the removed materials shall be sampled. Results of the sampling (if necessary) would indicate the level of remediation efforts that shall be required.</p>	Less Than Significant Impact.

Table S-1 continued

<u>POTENTIAL IMPACT</u>	<u>MITIGATION MEASURES</u>	<u>SIGNIFICANCE OF IMPACT AFTER MITIGATION</u>
<p>Impact HM-14: The proposed project was found to have a significant impact as the result of hazards or hazardous materials on-site (concrete foundation).</p>	<p>Concrete Foundation</p> <p>HM-14 Prior to issuance of a grading permit, the affected owner shall remove the existing concrete foundation in the northern portion of the development area and properly dispose of it at an approved off-site landfill facility. Once removed, a visual inspection of the areas beneath the removed materials shall be performed. Any stained soils observed underneath the removed materials shall be sampled. Results of the sampling (if necessary) would indicate the level of remediation efforts that shall be required.</p>	<p>Less Than Significant Impact.</p>
<p>Impact HM-15a-c: The proposed project was found to have a significant impact as the result of hazards or hazardous materials on-site (soil sampling).</p>	<p>Soil Sampling</p> <p>HM-15a Prior to the issuance of a grading permit, where surficial staining is visible associated with the automobile and storage areas, soils shall be excavated to determine the exact vertical extent of the contamination (if any). If during soil removal, evidence of petroleum products appears to continue below the ground surface, sampling shall be performed characterize the extent of contamination and identify appropriate remedial measures that shall be implemented.</p> <p>HM-15b If directed by the City, prior to issuance of a grading permit, individual landowners shall contract with a certified Phase II/III specialist to conduct soil sampling to identify any pesticide residues in the soil related to historic agricultural uses on-site. The sampling will determine if pesticide concentrations exceed established regulatory requirements and will identify proper handling procedures that shall be required.</p> <p>HM-15c Prior to issuance of a grading permit, construction in which the soil around the historic railway alignment is to be disturbed shall be conducted under the purview of the local regulatory agency to identify presence of gasoline, diesel, and/or creosote within the soils and to identify proper handling procedures. A visual inspection of the areas beneath and around the removed area shall be performed. Any stained soils observed</p>	<p>Less Than Significant Impact.</p>

Table S-1 continued

<u>POTENTIAL IMPACT</u>	<u>MITIGATION MEASURES</u>	<u>SIGNIFICANCE OF IMPACT AFTER MITIGATION</u>
	underneath the adjacent area shall be sampled. Results of the sampling (if necessary) would indicate the level of remediation efforts that shall be required.	
<p>Impact HM-16: The proposed project was found to have a significant impact as the result of hazards or hazardous materials on-site (construction activities).</p>	<p>Construction Activities</p> <p>HM-16 If unknown wastes or suspect materials are discovered during construction on individual properties that are believed to involve hazardous waste/materials, the contractor shall:</p> <ul style="list-style-type: none"> • Immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area; • Notify the Project Engineer of the implementing Agency; • Secure the areas as directed by the Project Engineer; and, • Notify the implementing Agency's Hazardous Waste/Materials Coordinator. 	<p>Less Than Significant Impact.</p>

Table S-1 continued

<u>POTENTIAL IMPACT</u>	<u>MITIGATION MEASURES</u>	<u>SIGNIFICANCE OF IMPACT AFTER MITIGATION</u>
Noise (Section 5.5)		
<p>Impact N-3: The proposed project could result in significant long-term noise impacts as the result of mobile sources.</p>	<p>Long-Term (Mobile) Impacts</p> <p>N-3 Prior to Final Development Plan approval for future developments within the Ponto Area, subsequent noise studies shall be prepared to the satisfaction of the City of Carlsbad, which demonstrate that mobile noise sources would not exceed maximum interior noise level criteria established for residential uses in the City General Plan and that maximum exterior noise levels have been mitigated to the maximum extent feasible. The acoustical reports shall also be prepared pursuant to the City of Carlsbad <i>Noise Guidelines Manual</i>. The analysis shall verify that residences are adequately shielded and/or located at an adequate distance from mobile noise sources in order to comply with the City's noise standards. Individual developments shall, to the extent feasible, implement site-planning techniques such as:</p> <ul style="list-style-type: none"> • Increasing the distance between the noise source and the receiver; • Using non-noise sensitive structures such as garages to shield noise-sensitive areas; • Orienting buildings to shield outdoor spaces from a noise source; • Orienting non-noise generating uses toward existing adjacent residential uses; • Designating a commercial truck route along Avenida Encinas to minimize potential truck noise along interior roadways by routing such vehicles away from more noise-sensitive uses within the Ponto Area. • Individual developments shall incorporate architectural design strategies, which reduce the exposure of noise-sensitive spaces to stationary noise sources (i.e., placing bedrooms or balconies on the 	<p>Less Than Significant Impact.</p>

Table S-1 continued

<u>POTENTIAL IMPACT</u>	<u>MITIGATION MEASURES</u>	<u>SIGNIFICANCE OF IMPACT AFTER MITIGATION</u>
	<p>side of the house facing away from noise sources). These design strategies shall be implemented based on recommendations of acoustical analysis for individual developments as required by the City to comply with City noise standards;</p> <ul style="list-style-type: none"> • Individual developments shall incorporate noise barriers, walls, or other sound attenuation techniques, based on recommendations of acoustical analysis for individual developments as required by the City to comply with City noise standards; and, • Elements of building construction (i.e., walls, roof, ceiling, windows, and other penetrations) shall be modified as necessary to provide sound attenuation. This may include sealing windows, installing thicker or double-glazed windows, locating doors on the opposite side of a building from the noise source, or installing solid-core doors equipped with appropriate acoustical gaskets. 	
<p>Impact N-4: The proposed project could result in significant long-term noise impacts resulting from stationary sources.</p>	<p>Long-Term (Stationary) Impacts</p> <p>N-4 Electrical and mechanical equipment (i.e., ventilation and air conditioning units) shall be located away from sensitive receptor areas. Additionally, the following considerations should be given prior to installation: proper selection and sizing of equipment, installation of equipment with proper acoustical shielding, and incorporation of the use of parapets into building design. Prior to Final Development Plan approval for future developments within the Ponto Area, subsequent noise studies shall be prepared to the satisfaction of the City of Carlsbad, which demonstrate that noise from electrical and mechanical equipment would not exceed maximum interior noise level criteria established for residential uses in the City General Plan and that maximum exterior noise levels have been mitigated to the maximum extent feasible.</p>	<p>Less Than Significant Impact.</p>

Table S-1 continued

<u>POTENTIAL IMPACT</u>	<u>MITIGATION MEASURES</u>	<u>SIGNIFICANCE OF IMPACT AFTER MITIGATION</u>
Traffic and Circulation (Section 5.6)		
<p>Impact T-1: The proposed project would result in significant impacts to the following intersections:</p> <p>La Costa Avenue / Vulcan Avenue</p>	<p>T-1 Impacts to the affected intersections shall be mitigated by implementation of the following improvements:</p> <p>La Costa Avenue / Vulcan Avenue: Alternative 1: Install traffic signal (with la Costa widening to four lanes) or Alternative 2: Restrict left turn access.</p> <p>The City of Carlsbad shall update the City's Capital Improvement Program (CIP) to include the improvements listed in Mitigation Measure T-1. The CIP shall determine the timing of the intersection improvements, which shall be based on triggering mechanisms and/or thresholds to be identified in the CIP. Future developers within the Ponto Beachfront Village shall be required to make a proportionate fair share contribution towards the improvements listed in Mitigation Measure T-1. The payment of appropriate fees shall be determined, secured, and recorded by the City Engineer prior to issuance of demolition, grading, and/or building permits and to the satisfaction of the City of Carlsbad Director of Public Works.</p>	<p>Less than Significant Impact.</p>
<p>Impact T-2: The proposed project would result in significant impacts to the following roadway segments:</p> <p>La Costa Avenue / Carlsbad Boulevard</p>	<p>T-2 Impacts to the affected intersections shall be mitigated by implementation of the following improvements:</p> <p>La Costa Avenue / Carlsbad Boulevard: Widen north leg to include two left turn lanes and two through lanes and widen east leg to include two left turn lanes and one right turn lane.</p> <p>The City of Carlsbad shall update the City's Capital Improvement Program (CIP) to include the improvements listed in Mitigation Measure T-2. The CIP shall determine the timing of the intersection improvements, which shall be based on triggering mechanisms and/or thresholds to be identified in the CIP. Future developers within the Ponto Beachfront Village shall be required to make a proportionate fair share contribution towards the improvements listed in Mitigation Measure T-2. The payment of fees shall be secured and recorded by the City Engineer prior to issuance of demolition, grading, and/or building permits and to the satisfaction of the City of Carlsbad Director of Public Works.</p>	<p>Less than Significant Impact.</p>

Table S-1 continued

<u>POTENTIAL IMPACT</u>	<u>MITIGATION MEASURES</u>	<u>SIGNIFICANCE OF IMPACT AFTER MITIGATION</u>
CUMULATIVE IMPACTS MITIGATED TO LESS THAN SIGNIFICANT		
Traffic and Circulation (Section 7.1.7)		
Impacts T-1 through T-2: The proposed project would contribute to cumulative impacts to intersections and roadways as identified in Impacts T-1 through T-2.	<p>Mitigation Measures T-1 through T-2 (refer to Section 5.6.4) would mitigate the Vision Plan's contribution to cumulative intersection and roadway impacts that would occur under the year 2010 analysis.</p> <p>Prior to issuance of a building permit, evidence shall be required to ensure that Mitigation Measures T-1 through T-2 (refer to Section 5.6.4) would be implemented (as applicable) at the discretion of the City Director of Public Works, to mitigate a project's contribution to potential traffic impacts.</p>	Less than Significant.